

Americas Estates Unit Two Replat A

City of El Paso — City Plan Commission — 7/12/2018

SUSU18-00054 — Resubdivision Preliminary



STAFF CONTACT: Vanessa Munoz, (915) 212-1644, munozvx@elpasotexas.gov

PROPERTY OWNER: Northtowne Village Joint Venture

REPRESENTATIVE: CEA Group

LOCATION: North of Eastlake and East of Joe Battle, ETJ

ACREAGE: 19.47

VESTED: Yes

PARK FEES REQUIRED: N/A

EXCEPTION/MODIFICATION REQUEST:

1. To allow a 52' ROW, with two 5' sidewalks, two 4' parkways and a 34' pavement for a residential subcollector street.
2. To allow a 61' ROW, with two 5' sidewalks, two 4' parkways, two 7.5' parking lanes, two 10' driving lanes and one 8' raised landscaped median for a residential subcollector street.
3. To allow a 77.50' ROW, with two 5' sidewalks, two 4' parkways, two 7.75' parking lanes, two 18' driving lanes and one 8' raised landscaped median for a residential subcollector street.
4. To waive the construction of roadway improvements along Mission Ridge Boulevard as these improvements will be constructed by the County of El Paso through the Camino Real Mobility Authority.
5. To allow turning heels with a radius of 70 feet.

RELATED APPLICATIONS: N/A

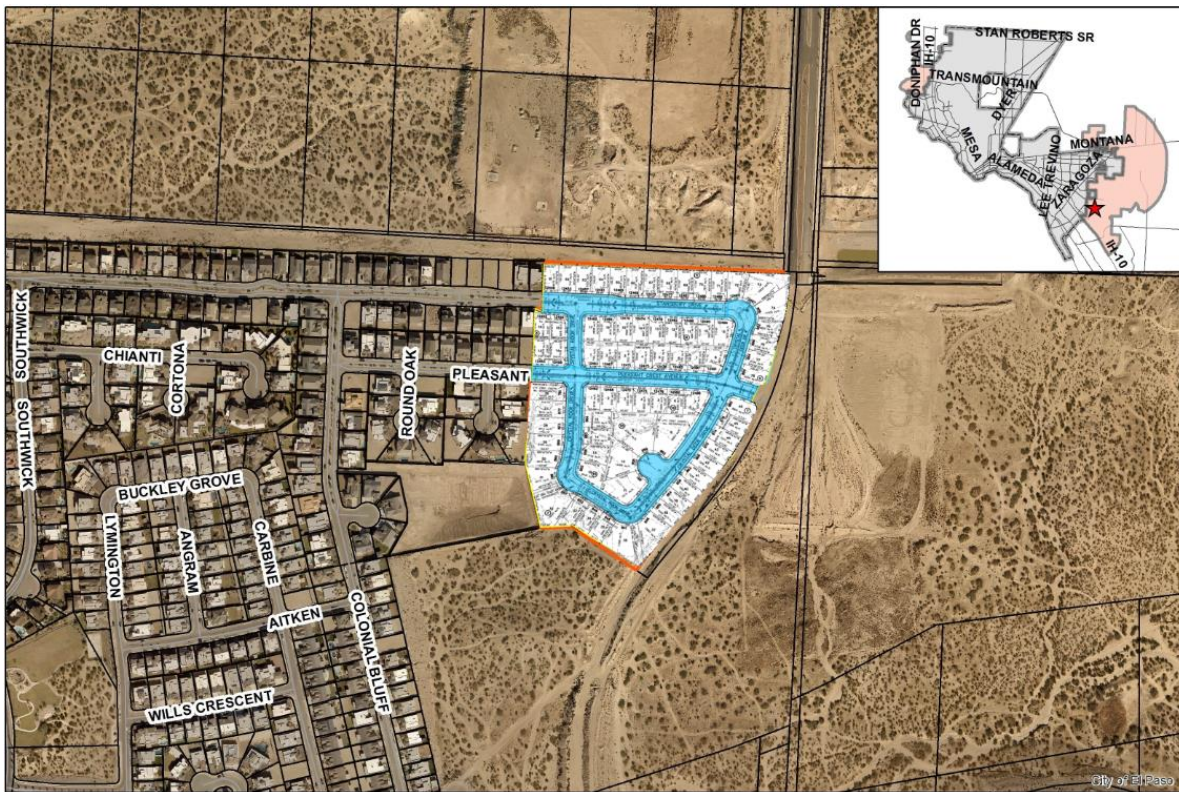
PUBLIC INPUT: The Planning Division did not receive any communication in support or opposition to this request.

STAFF RECOMMENDATION: **PENDING**

SUMMARY OF REQUEST: The applicant proposes to resubdivide 19.47 acres of land for 76 single-family lots. The property has been previously subdivided, however, it is being resubmitted due the reconfiguration of lots. As a result of the reconfiguration, seven additional lots were created. Access to the subdivision is from Stansbury and Pleasant Crest.

SUMMARY OF RECOMMENDATION: Planning staff's recommendation is **PENDING** of Americas Estates Unit Two Replat A on a resubdivision preliminary basis, subject to the following outstanding issues:

- Concurrence from the County of El Paso on the proposed resubdivision and modifications requested.
- Clarification from the County on whether a utility and drainage easement on the previous plat will need to be vacated.



CASE HISTORY

Americas Estates Unit Two was approved by the City Plan Commission on a preliminary basis on July 1, 2010.

Americas Estates Unit Two was approved by the City Plan Commission on a major final basis on January 6, 2011.

The plat was recorded on June 22, 2012.

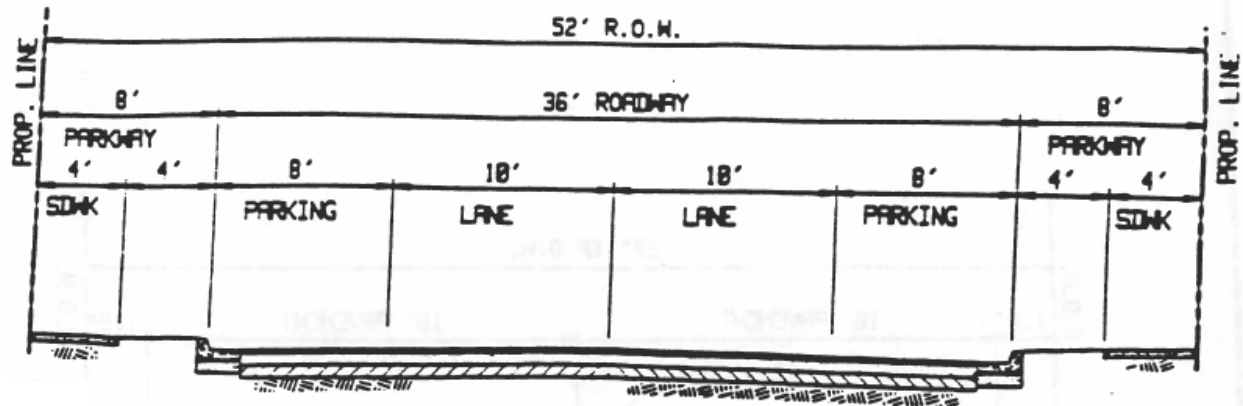
DESCRIPTION OF ANY EXCEPTIONS, MODIFICATIONS, OR WAIVERS

The applicant is requesting the following modifications from the DSC standards of the former code:

1. To allow a 52' ROW, with two 5' sidewalks, two 4' parkways and a 34' pavement for a residential subcollector street.
2. To allow a 61' ROW, with two 5' sidewalks, two 4' parkways, two 7.5' parking lanes, two 10' driving lanes and one 8' raised landscaped median for a residential subcollector street.
3. To allow a 77.50' ROW, with two 5' sidewalks, two 4' parkways, two 7.75' parking lanes, two 18' driving lanes and one 8' raised landscaped median for a residential subcollector street.
4. To waive the construction of roadway improvements along Mission Ridge Boulevard as these improvements will be constructed by the County of El Paso through the Camino Real Mobility Authority.
5. To allow turning heels with a radius of 70 feet.

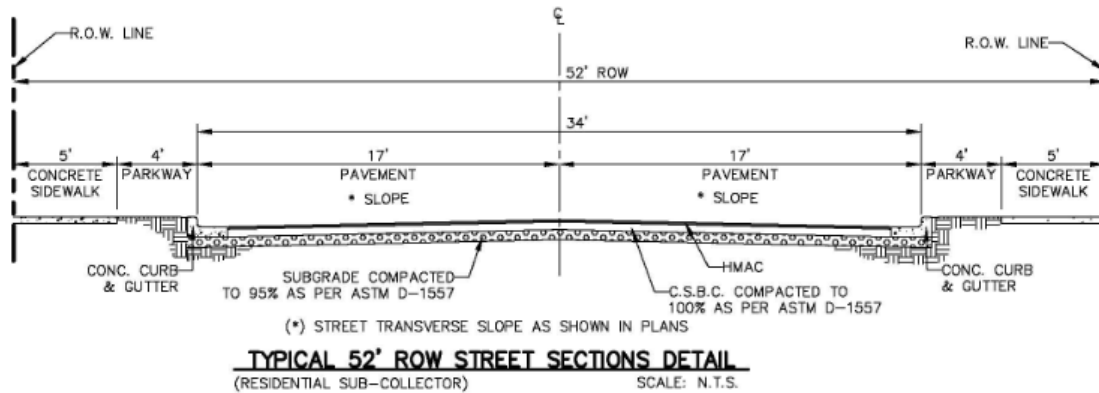
Required

The former DSC requires an 8' parkway with a 4' landscape buffer, a 4' sidewalk, 18' of pavement for a residential subcollector street.

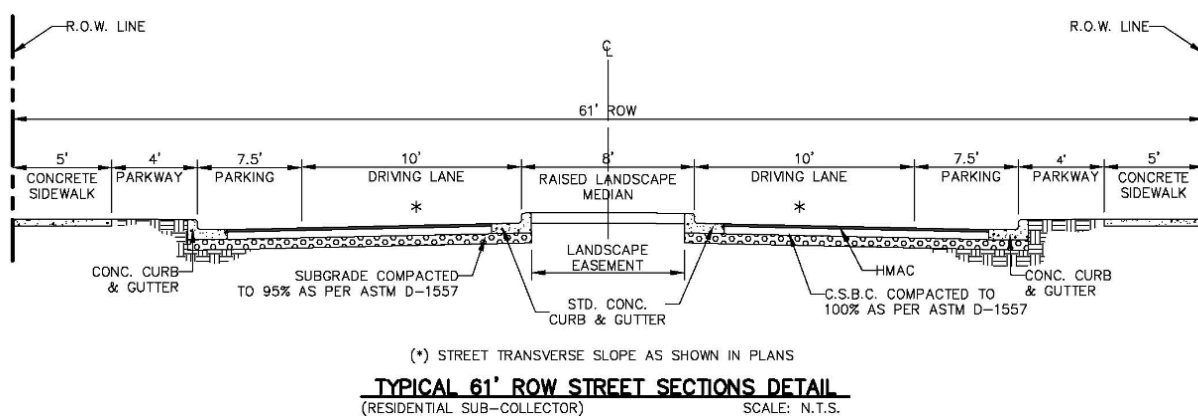


RESIDENTIAL SUBCOLLECTOR STREET TWO (2) LANES

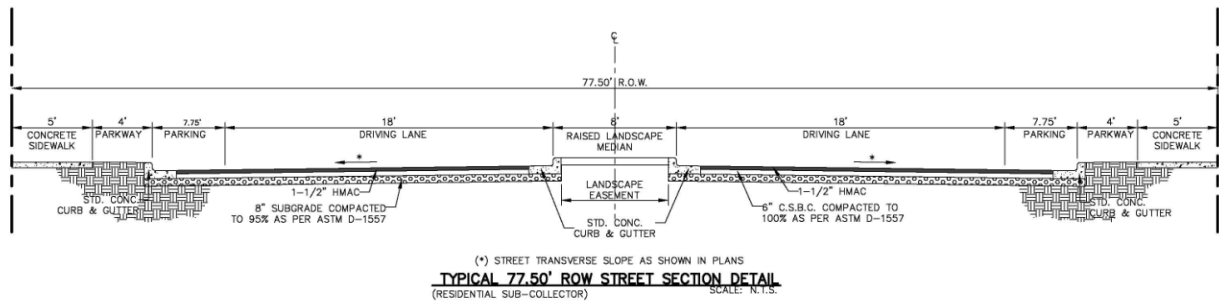
Proposed



Proposed

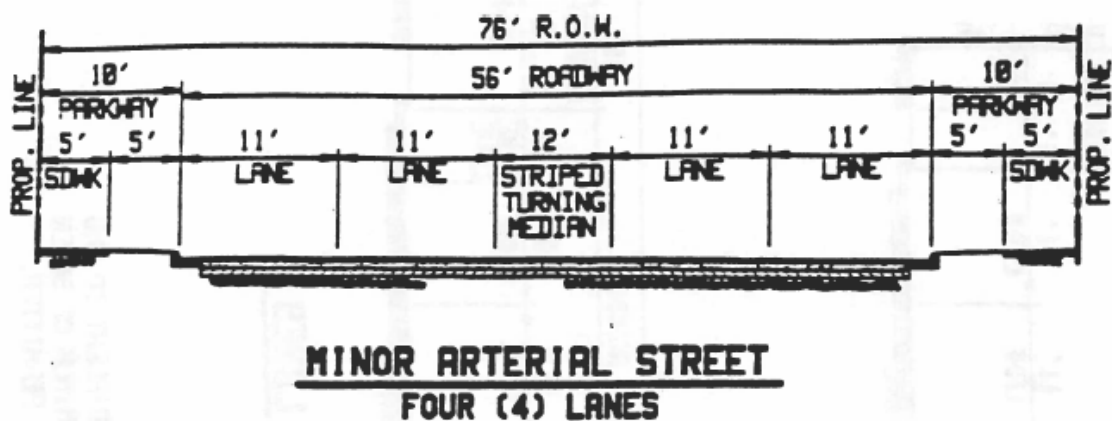


Proposed

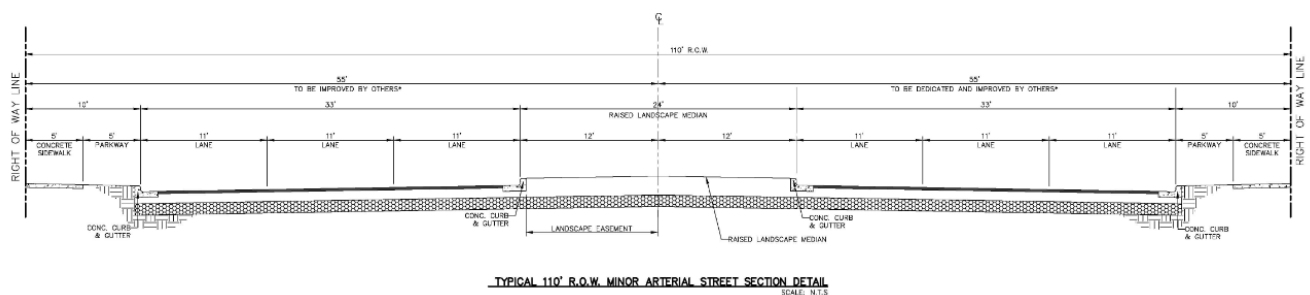


Required

The former DSC requires an 10' parkway with a 5' landscape buffer, a 5' sidewalk, 28' of pavement for a minor arterial street.



Proposed



Currently, the applicant has the proper configuration of the improvements and exceeds the minimum requirements for the sidewalk and pavement per the former DSC standards for local streets. The proper configuration of the improvements is also maintained for the minor arterial. Additionally, the minimum requirements for sidewalk, parkway and pavement exceed the former DSC requirements. The applicant does meet the following criteria under Section 19.04.170.A2-A3 (Modifications of conditions) for requesting modifications. The section reads as follows.

Section 19.04.170.A2-A3

2. Because of the particular physical surrounding, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out; or
3. The subdivider has demonstrated an alternative method of development that will improve the aesthetic value of the subdivision while giving equal emphasis to safety, economy, tax yield, maintenance cost, response time, drainage, dedication and improvement of parkland and open space amenities, and vehicular access and pedestrian passage.

RELATION OF PROPOSED APPLICATION TO THE CITY'S COMPREHENSIVE PLAN

CONSISTENCY WITH PLAN EL PASO: Subject property is designated G4, Suburban (Walkable)

| | |
|---|--|
| GOAL 2.1 | |
| The City should change its growth pattern away from continuous outward expansion and toward integrated growth that minimizes environmental change, reduces the need for excessive travel by private automobile, and can be served by public transportation. | |
| GOAL 2.2 | |
| The City of El Paso should change its growth pattern away from homogeneous land uses and return to a pattern of compact well-connected mixed-use neighborhoods. | |
| GOAL 2.3: | |
| The City of El Paso wishes to create complete networks of multimodal streets with ample shaded sidewalks and frequent on-street parking. | |
| POLICY | DOES IT COMPLY? |
| 2.1.9: Development is strongly discouraged within critical arroyos. | Yes, the applicant is not developing within a critical arroyo. |
| 2.2.4.a.: Each new neighborhood should have a primary civic space such as a square or green near its physical center. | No, the proposed development does not have a primary civic space such as a square or green near its physical center. |
| 2.3.2.a.: New neighborhood streets should connect to the existing street network in all adjoining areas where practical. | Yes, the applicant is proposing to connect this subdivision to existing streets. |

NEIGHBORHOOD CHARACTER: Subject property is located in the City of El Paso's extraterritorial jurisdiction and not within the path of annexation. Properties adjacent to the subject property are residential developments. The nearest school is Eastlake High School (2.68 miles). The nearest park is Ranchos Del Sol (3.06 miles). The subject property is not with-in the areas of potential annexation by the City, therefore meeting the requirements to be excluded from the calculation for parkland / fees. This property is not located within any Impact Fee Service Area.

COMMENT FROM THE PUBLIC: Notices of the Public Hearing were mailed on June 27, 2018, and published as per Section 19.15.040. The Planning Division did not receive any communication in support or opposition to this request.

STAFF COMMENTS:

Planning staff's recommendation is **PENDING** of Americas Estates Unit Two Replat A on a resubdivision preliminary basis, subject to the following outstanding staff comments:

- Concurrence from the County of El Paso on the proposed resubdivision and modifications requested.

- Clarification from the County on whether a utility and drainage easement on the previous plat will need to be vacated.

PLAT EXPIRATION:

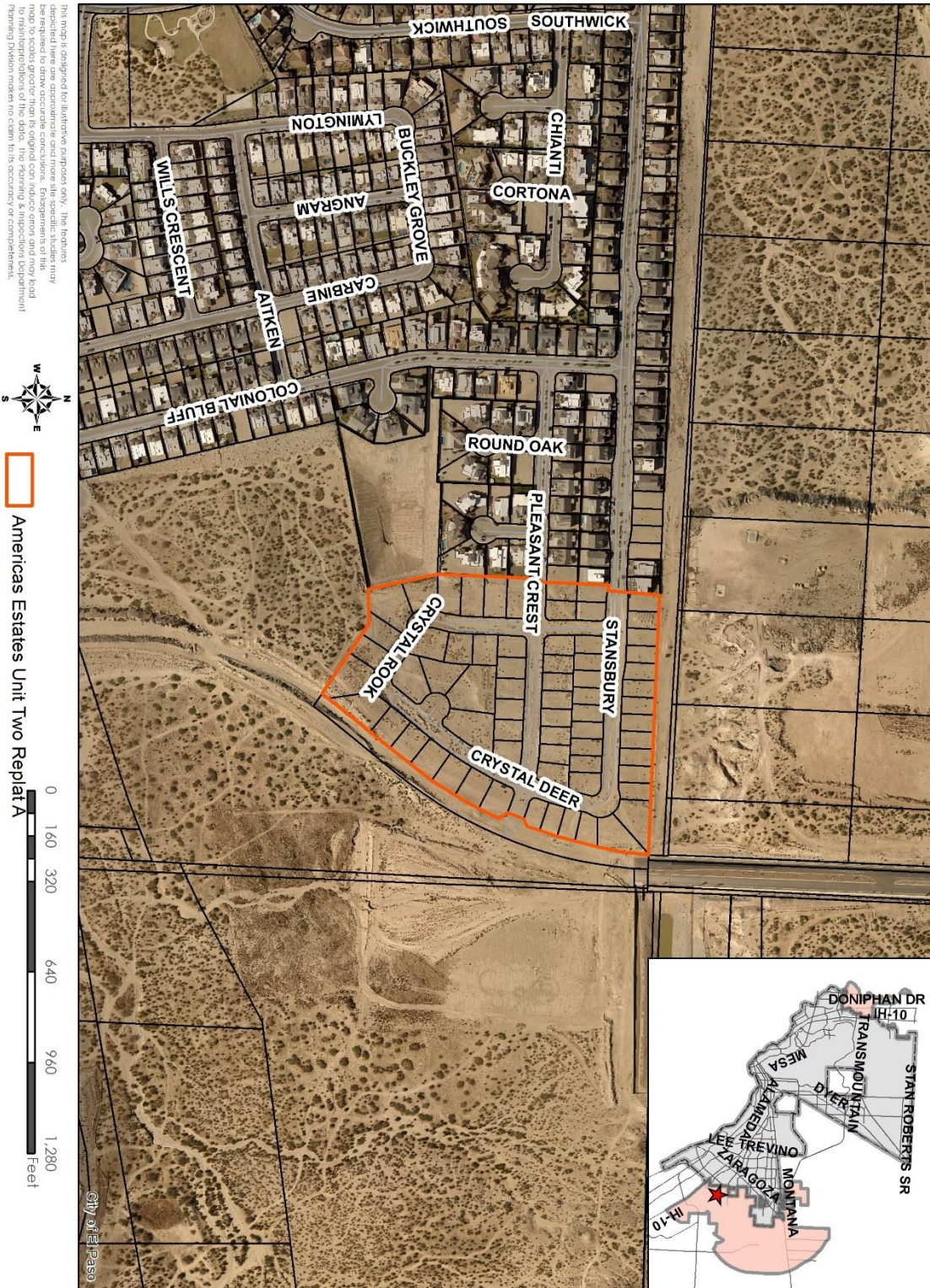
This application will expire on January 12, 2019. Failure to submit the final plat within the specified date, or within an approved six-month extension period, shall require the total resubmission of the preliminary subdivision application which shall be subject to the then existing subdivision regulations.

ATTACHMENTS:

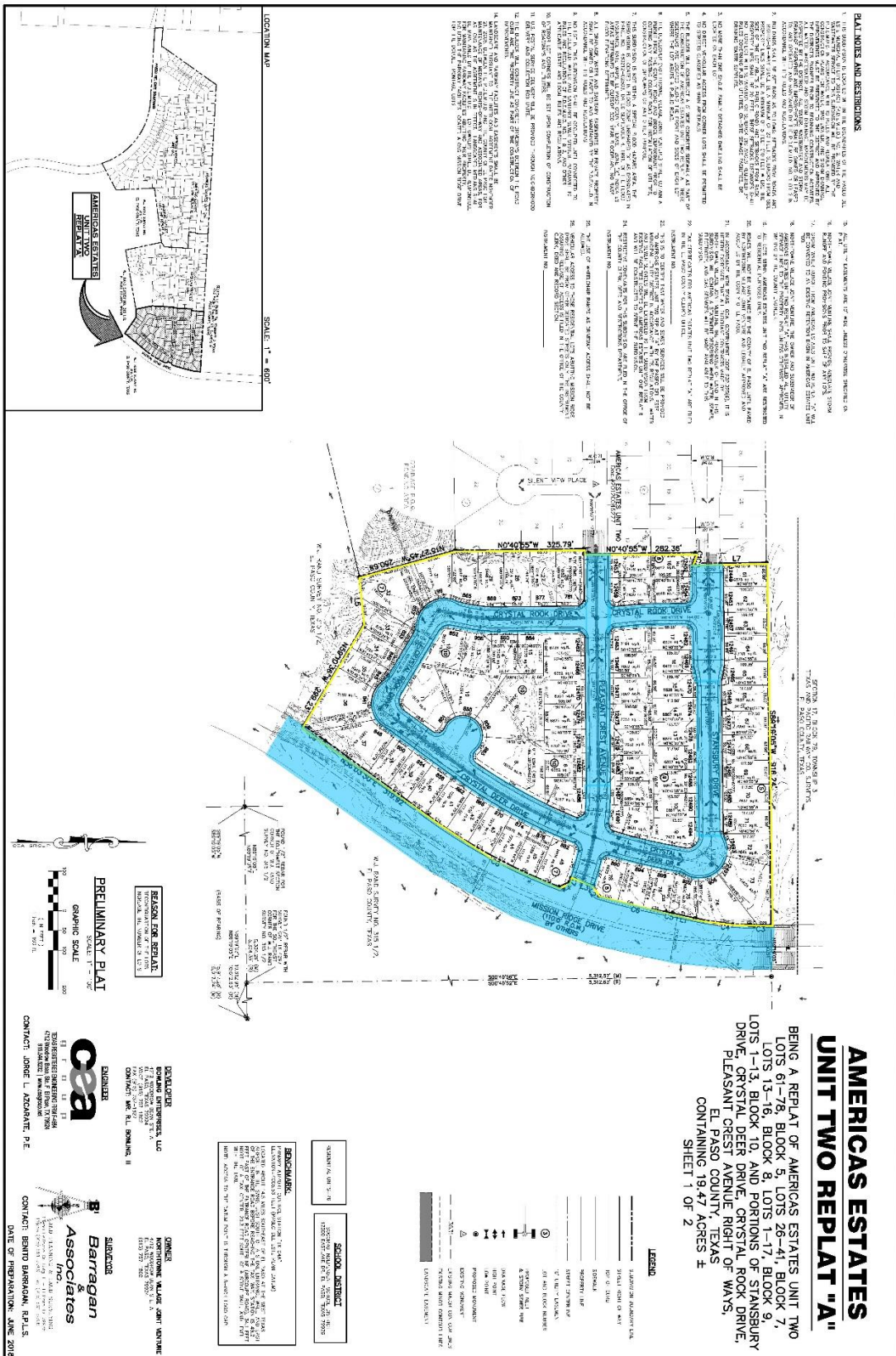
1. Location Map
2. Preliminary plat
3. Modification Requests
4. Application
5. Department Comments

ATTACHMENT 1

AMERICAS ESTATES UNIT TWO REPLAT A



ATTACHMENT 2



BEING A REPLAT OF AMERICAS ESTATES UNIT TWO
LOTS 61-78, BLOCK 5, LOTS 26-41, BLOCK 7,
LOTS 13-16, BLOCK 8, LOTS 1-17, BLOCK 9,
LOTS 1-13, BLOCK 10, AND PORTIONS OF STANSBURY
DRIVE, CRYSTAL DEER DRIVE, CRYSTAL ROCK DRIVE,
PLEASANT CREST AVENUE RIGHT OF WAYS,

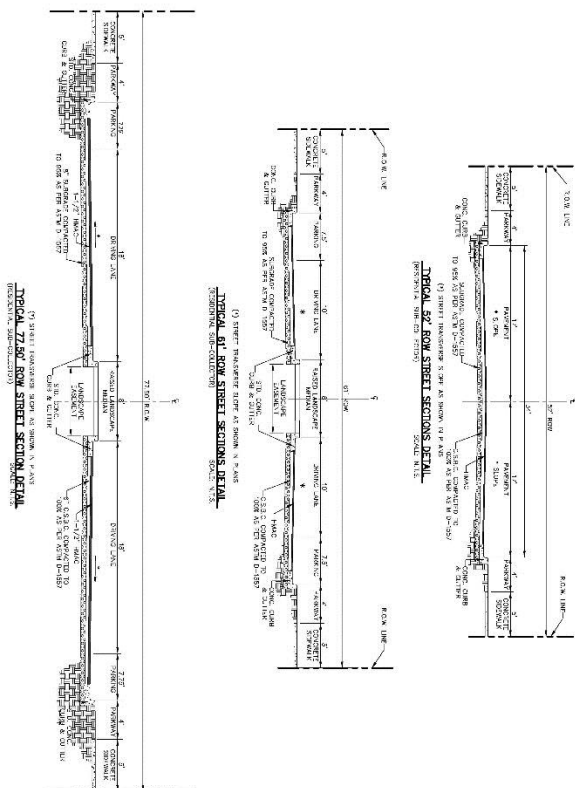
DEVELOPER
ROBERT B. BARRAGAN, LLC
 10000 W. 10th Avenue, Suite 100
 Denver, CO 80202
 (303) 752-2622
 CONTACT: MR. R.L. BOWMAN, III

ENGINEER
CSA
 1111 17th Street, Suite 100
 Fort Collins, CO 80501
 (970) 221-1111
 TERRY RUTHERFORD@CSACOLORADO.COM
 4712 Woodward Ave., P.O. Box 173934
 Fort Collins, CO 80521
 CONTACT: JORGE L. ACADIANE, P.E.

SELECTION
B. Barragan & Associates Inc.
 10000 W. 10th Avenue, Suite 100
 Denver, CO 80202
 (303) 752-2622
 CONTACT: BRANDI BARRAGAN, RPLS

DATE OF PREPARATION: JUNE 2016

| LINE | BEARING | LENGTH |
|------|----------------|--------|
| 135 | 312° 42' 42" N | 58.27' |
| 136 | 308° 07' 00" E | 0.15' |
| 137 | 85° 04' 50" E | 4.96' |
| 138 | 55° 05' 30" E | 4.96' |
| 139 | 55° 02' 50" E | 2.31' |
| 140 | 329° 02' 50" E | 7.23' |
| 141 | 86° 05' 30" E | 8.15' |
| 142 | 81° 52' 45" E | 30.75' |
| 143 | 114° 14' 21" E | 30.75' |
| 144 | 342° 00' 25" W | 14.43' |
| 145 | 338° 03' 00" W | 8.72' |
| 146 | 338° 17' 00" W | 15.40' |



ATTACHMENT 3



Castner Center @ Transmountain
4712 Woodrow Bean, Ste. F
El Paso, TX 79924
Office: 915.544.5232
Fax: 915.544.5233
web: www.ceagroup.net

June 14, 2018

City of El Paso-Planning and Inspection Department
801 Texas Ave., City #3
El Paso, Texas 79901

Attention: Ms. Karina Braggalla

Reference: Americas Estates Unit Two Replat A – Deferred of Improvements

Dear Ms. Braggalla:

On behalf of the developer, we respectfully, request a waiver to Chapter 19.16.020 (Streets) of the previous City Municipal Code for the construction of roadway improvements along Mission Ridge Blvd. The County of El Paso through the Camino Real Regional Mobility Authority (CRRMA) has completed the design of the roadway improvements and construction is expected to commence construction in August, 2018. The developer has coordinated construction easements within the subject property for the construction of the roadway improvements.

If you have questions regarding our request, please do not hesitate to contact me at office number 915.544.5232 or mobile number 915.355.0583.

Sincerely,
CEA Group

A handwritten signature in blue ink, appearing to read 'Jorge L. Azcarate', with a blue arrow pointing to the right.

Jorge L. Azcarate, P.E.
Project Manager

L-2000-203KB.14June18
JLA/jla

Cc: Sal Alonzo, County of El Paso

engineers • architects • planners



Castner Center @ Transmountain
4712 Woodrow Bean, Ste. F
El Paso, TX 79924
Office: 915.544.5232
Fax: 915.544.5233
web: www.ceagroup.net

June 14, 2018

City of El Paso- Planning and Inspections Development
801 Texas Ave., City #3
El Paso, Texas 79901

Attention: Ms. Karina Brascalla

Reference: Americas Estates Unit Two Replat A – Modification Letter

Dear Ms. Brascalla:

On behalf of the Developer for the above referenced development, we are requesting a modification to the street in order to incorporate traffic calming devices to provide enhancements to the development as requested by the County of El Paso. This modification will include the following adjustments:

Modification No. 1: Turning Heels.

Turning Heels will have a radius of 70' at the end of Stansbury Drive and the beginning of Crystal Deer Drive, at the end of Crystal Deer Drive and beginning of Crystal Rook Drive, and one other one on Crystal Rook Drive.

Modification No. 2: 52', 61', 77.50' R.O.W.

Modification to use a 52-foot R.O.W. with two 5-foot sidewalk, two 4-foot parkway and a 34-foot pavement street section. The use of a 61-foot R.O.W. with two 5-foot sidewalk, two 4-foot parkway, two 7.5-foot parking lanes, two 10-foot driving lanes and one 8-foot raised landscaped median. The 61-foot R.O.W. will transition to a 77.50-foot R.O.W. The 77.50-foot R.O.W. will consist of two 5-foot sidewalks, two 4-foot parkways, two 7.75-foot parking lanes, two 18-foot driving lanes and one 8-foot raised landscaped median.

Modification No. 3: Double Frontage Landscaping.

Modification for Chapter 19.16.080-Lots, subsection D. Double Frontage Lots. The County of El Paso has completed the design of the roadway improvements for Mission Ridge Blvd. The County expects to start construction in August, 2018. The roadway improvements will consist of pavement, drainage improvements, lighting and landscaping improvements. The landscaping of the parkways in the rear of the lots for America Estates Unit Two Replat A will be covered by the improvements on Mission Ridge Blvd.

If you have any questions regarding this issue, please do not hesitate to call me at office number 915.544.5232 or mobile number 915.355.0583. We thank you for your cooperation on this issue and look forward to your favorable consideration to our request.

Sincerely,
CEA Group

A handwritten signature in blue ink, appearing to read 'Jorge L. Azcarate', with a blue arrow pointing to the name 'Jorge L. Azcarate' below it.

Jorge L. Azcarate, P.E.
Principal Engineer

I-2000-203.kb.modification.14june18
JLA/jja

engineers • architects • planners

ATTACHMENT 4



CITY PLAN COMMISSION APPLICATION FOR RESUBDIVISION PRELIMINARY SUBDIVISION APPROVAL

DATE: 6/14/18 FILE NO. SUSU18-00054
SUBDIVISION NAME: Americas Estates Unit Two Replat "A"

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Being a Replat of Americas Estates Unit Two Lots 61-78, Block 5, Lots 26-41, Block 7, Lots 13-16, Block 8, Lots 1-17, Block 9, Lots 1-13, Block 10, and portions of Stansbury Drive, Crystal Deer Drive, Crystal Rock Drive, Pleasant Crest Avenue, Rights of ways, El Paso County, Texas
2. Property Land Uses:

| | <u>ACRES</u> | <u>SITES</u> | | <u>ACRES</u> | <u>SITES</u> |
|---------------|--------------|--------------|-----------------------|--------------|--------------|
| Single-family | <u>14.55</u> | <u>76</u> | Office | | |
| Duplex | | | Street & Alley | <u>4.92</u> | <u>5</u> |
| Apartment | | | Ponding & Drainage | | |
| Mobile Home | | | Institutional | | |
| P.U.D. | | | Other (specify below) | | |
| Park | | | | | |
| School | | | | | |
| Commercial | | | Total No. Sites | <u>81</u> | |
| Industrial | | | Total (Gross) Acreage | <u>19.47</u> | |
3. What is existing zoning of the above described property? ETJ Proposed zoning? ETJ
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes x No
5. What type of utility easements are proposed: Underground Overhead Combination of Both x
6. What type of drainage is proposed? (If applicable, list more than one)
Surface flow to concentrated flow points and conveyance underground storm sewer system to an existing ponding area
7. Are special public improvements proposed in connection with development? Yes x No
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes x No
If answer is "Yes", please explain the nature of the modification or exception
Street widths from 52', to 61', 63', 66' and 77.50'.
9. Remarks and/or explanation of special circumstances:
10. Improvement Plans submitted? Yes x No
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes x No
If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

12. Owner of record Northtowne Village Joint Venture 4712 Woodrow Bean Ste. A, El Paso, TX. 79924 915-757-1802
(Name & Address) (Zip) (Phone)
13. Developer Bowling Enterprises, LLC. 4712 Woodrow Bean Ste. A, El Paso, TX 79924 915-757-1802
(Name & Address) (Zip) (Phone)
14. Engineer CBA Group 4712 Woodrow Bean, Ste. F El Paso, TX 79924 915-544-5232
(Name & Address) (Zip) (Phone)

**Effective September 1, 2014, a 3%
Technology fee has been added to all
Planning application fees.*

OWNER SIGNATURE: 

REPRESENTATIVE: 

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

ATTACHMENT 5

PLANNING AND INSPECTION DEPARTMENT – PLANNING:

Developer / Engineer shall address the following comments:

1: Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision:

- a: Current certificate tax certificate(s)
- b: Current proof of ownership.
- c: Release of access document, if applicable.
- d: Set of restrictive covenants, if applicable.

2: Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

PLANNING AND INSPECTION DEPARTMENT – LAND DEVELOPMENT:

We have reviewed subject plats and recommend Approval. No objections to proposed plats.

CAPITAL IMPROVEMENTS DEPARTMENT – PARKS:

We have reviewed **Americas Estates Unit Two Replat "A"**, a resubdivision preliminary plat map and on behalf of CID Parks & Planning Division offer Developer / Engineer the following comments:

Please note that per plat notes and restrictions this is a Residential subdivision composed of Seventy Six (76) lots; Per City Standards **a total of \$104,120.00 in "Park fees"** would have been required however

This subdivision is located with-in the City of El Paso Extra Territorial Jurisdiction (ETJ) area but not with-in the areas of potential annexation by the City, therefore meeting the requirements to be excluded from the calculation for "Parkland / fees" as **IT IS NOT** identified on the official map as described per ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space** as noted below:

Section 19.20.020 - Dedication Required

A. Dedication Required. All subdivisions located within the corporate limits of the City of El Paso and within those areas designated in the City's extra territorial jurisdiction (ETJ), as identified on an official map kept in the Development Services Department.

EL PASO WATER:

We have reviewed the above referenced subdivision and provide the following comments:

EPWater-PSB Comments:

EPWU does not object to this request.

The proposed subdivision is located within the East El Paso Extraterritorial Jurisdiction (ETJ) within one of the Paseo Del Este Municipal Utility Districts (MUDs) service area. The Paseo Del Este MUD receives wholesale water and wastewater service from the El Paso Water – Public Service Board (EPWU-PSB) in accordance with the Paseo del Este Wholesale Contract and EPWU-PSB Rules and Regulations No. 11.

General

Along Mission Ridge Drive there is an existing twenty-four (24) inch diameter water transmission main as well as an existing forty-two (42) inch diameter sanitary sewer interceptor main. Both mains are owned and operated by the El Paso Water – Public Service Board. The described mains are not available for individual service connections; no direct service connections are allowed to these mains as per the El Paso Water - Public Service Board Rules & Regulations.

EL PASO COUNTY WATER IMPROVEMENT DISTRICT No.1:

EPCWID has no objections or comments.

FIRE:

Recommend approval.

CENTRAL APPRAISAL:

No objections.